

## **Minutes of the Vineyard Estates HOA Annual Meeting 10/6/24**

The meeting of Vineyard Estates HOA Board was held at Messina Hof at 1:30 pm, October 6, 2024.

The meeting was called to order by Gary Coulter, Board member and President, who chaired the meeting. Also present were Barbara Serr, Board member and Secretary, and Heidi Caruso, Board member and Treasurer, and the following HOA members:

Bob & Kristy Katchmazenski  
Jaclyn Tech & Andy Swaffar  
Rick & Amy Whitesell  
Susan Taylor  
Ron Sprinkle  
Michael Gargis  
Guy Wagoner  
Sandra Coulter  
Mark Caruso

Paul and Merrill Bonarigo assigned their proxies to Mark & Heidi Caruso

Rick & Patty Pastor assigned their proxy to Bob & Kristy Katchmazenski

Jennifer Abel assigned her proxy to Gary & Sandra Coulter

Luke Marvel placed his 4 votes for the open Board position to Barbara Serr by email.

Calder & Alee Lockman placed their vote for the open Board position to Barbara Serr by email.

Items discussed at the meeting:

1. Discussed that most of the proposed changes to the CCRs had passed by 60% of the owners approving, so those will be completed.
2. Secretary's report by Barbara Serr. Board meeting minutes are available upon request.
3. Treasurer's report by Heidi Caruso. Presented income and expense report. The HOA is running at a deficit. Future increases in HOA annual fees may be needed if expenses cannot be reduced.
4. We still need votes on the flag section: 3.48 now 2.47 on Flags to add our voted change to include schools and sports team, but also added a lot of standard language around how flags should be displayed. Everyone (15 votes) approved keeping the shorter version.
5. The lawyer has now updated section 2.15 to state that this is an Owner occupied HOA. Everyone (15 votes) approved this change.
6. There was a proposal to keep section 2.49 with restrictions on Short-term leasing. The vote was 13 for adding this restriction and 3 apposed.
7. Barbara Serr was the only nominee for the open three-year term on the HOA. Everyone (15+5 votes) voted for Barbara to continue on the Board.
8. There was discussion about unbuilt lots and potential future rentals for unsold houses.

9. With no further business coming, upon motion, duly made, seconded, and carried, the meeting adjourned.

Gary Coulter

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Heidi Caruso

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Barbara Serr

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Action items:

1. Contact Lawyer to clarify section 8.03.
2. Have Lawyer complete the CCR updates.